

**\*\*\* NOTICE OF DECISION \*\*\***

**ACTIVITY NO. T19SA00288**

CASE NO.

THE APPLICANT

**C10-19-14 DELORENZO AND RANEK RESIDENCE/ DETACHED SLEEPING  
QUARTERS AND DETACHED ACCESSORY STRUCTURE / PAOLO  
DELORENZO AND ANNE RANEK / 575 SOUTH MAIN AVENUE, HR-3  
AND HO-3**

The applicant's property is an approximately 5,486 square foot lot zoned HR-3 and HO-3, "Residential" and is developed with a one room historical structure along Main Avenue. The applicant is proposing to construct a new residence and a two-story detached accessory structure for sleeping quarters. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 5.8, which provides criteria for development within the Historic Preservation Zone, Section 4.8.4, and Table 4.8-2 which provides criteria for residential development in the R-3 zone, and Section 4.8.5 and Table 4.8-3 which provides criteria for residential development in the O-3 zone, and Sections 6.3.4, 6.4.5 and Table 6.3-2.A and Table 6.3-3.A, which provide dimensional standards applicable to all principal and accessory structures, and Section 6.6.3 which provides the criteria for accessory structures in a residential zone. The applicant is requesting the following variances: **1)** Allow to maintain the historic building as a detached accessory structure within the buildable area extending the full width of the lot between the proposed residence and front street lot line; and **2)** Allow combined total gross floor area of all proposed accessory structures (200 square feet or larger) to exceed 50% of the combined total gross floor area of the principal structure, all as shown on the submitted plans.

**DECISION: VARIANCES 1 AND 2 GRANTED.**

**[DECISION NOTE]**

By UDC regulation, a building permit or development approval based upon a Board of Adjustment decision cannot be issued, until a minimum of fourteen (14) days after the Board's decision date.

**IMPORTANT NOTICE**

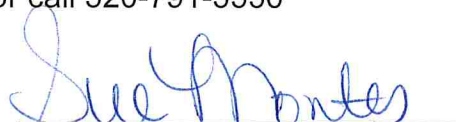
**FOR VARIANCES OR DESIGN DEVELOPMENT OPTIONS (DDO) GRANTED BY THE ACTIONS OF THIS BOARD: IF A BUILDING PERMIT IS REQUIRED FOR THE PROJECT ASSOCIATED WITH THE VARIANCE OR DDO, IT MUST BE SECURED FROM THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT (PDSD) WITHIN 180 DAYS OF THE HEARING DATE.**

**VARIANCE AND DDO APPROVALS EXPIRE WITHIN 180 CALENDAR DAYS FROM THE DATE OF THIS MEETING. TWO ADDITIONAL (180 DAY) EXTENSIONS MAY BE GRANTED PROVIDED THERE IS GOOD CAUSE AND THE REQUEST IS MADE IN WRITING.**

**UNLESS OTHERWISE NOTED, BOARD OF ADJUSTMENT DECISIONS BECOME EFFECTUATED UPON OBTAINING BUILDING PERMITS (IF REQUIRED) AND FULL COMPLIANCE WITH ALL CONDITIONS OF THE BOARD'S DECISION.**

**THE 180 DAY TIME FRAME TO OBTAIN A BUILDING PERMIT DOES NOT APPLY WHEN THERE IS AN OUTSTANDING ZONING VIOLATION THAT PRECIPITATED THE VARIANCE OR DDO REQUEST FOR THE PROPERTY. THE APPLICANT OR PROPERTY OWNER MUST CONTACT THE ENVIRONMENTAL SERVICES DEPARTMENT (ESD): CODE ENFORCEMENT DIVISION FOR THE DATE THE ZONING VIOLATION MUST BE ABATED.**

If you want further information, please email Heather Thrall at  
DSD\_Zoning\_Administration@tucsonaz.gov or call 520-791-5550

  
Sue Montes, Secretary  
Board of Adjustment